

4,409 SQ FT
(409.66 SQ M)



FULLY REFURBISHED



GREAT LOCATION TO
THE CITY



24HR SECURITY



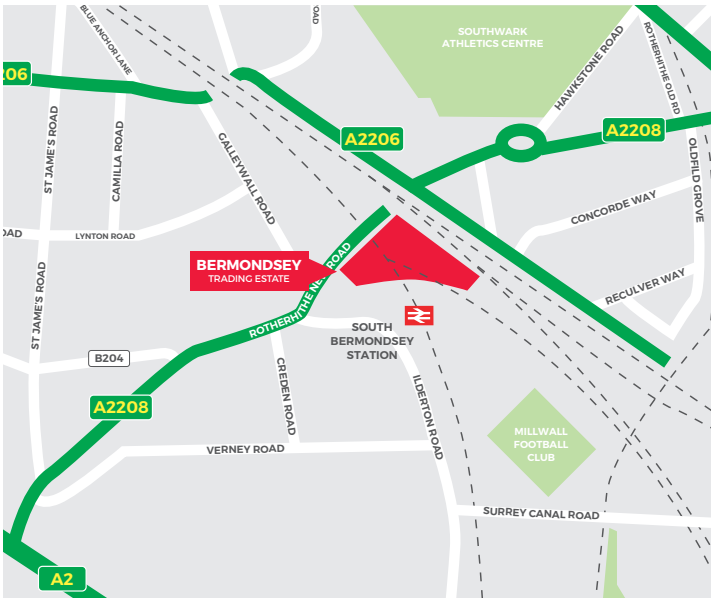
UNIT 27

www.ipif.com/bermondsey

INDUSTRIAL / WAREHOUSE UNIT TO LET

BERMONDSEY TRADING ESTATE
ROTHERHITHE NEW ROAD, LONDON, SE16 3LL

IPIF



LOCATION

Bermondsey Trading Estate is prominently positioned on Rotherhithe New Road, approx. 2 miles from The City. The Estate is only a short walk from South Bermondsey (Main Line) Train Station which provides direct access to London Bridge Train Station (journey time approximately 5 minutes).

DESCRIPTION

The subject premises, comprises brick built terraced industrial units of steel portal frame construction built in the late 1970's. The warehouses provide eaves height of approximately 16ft 4" (5m), and are accessed via a single roller-shutter door to the front of each of the units. The first floor offices are accessed via separate personnel entrance. These are open plan and have been fully refurbished throughout.

SPECIFICATION

- 24 hour estate security with CCTV
- 3 phase electricity
- Open plan offices
- Male and female WC's
- Car parking

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 27	M ²	FT ²	EPC
Ground Floor	TBC	TBC	TBC
First Floor	TBC	TBC	TBC
Total	409.66	4,409	

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC's are available on request.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord

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